



Helping *you* move



Applegarth, 7 Mytton Lane, Shawbury, SY4 4JE
Set on a large 0.16-acre Garden Plot is this beautifully presented, recently updated Three Bedroom property with a stylish Open Plan Kitchen/Dining/ Living Room, Summer Room, Garage and plenty of Driveway Parking.

Offers In Region Of
£475,000

Overview

- Three Bedroom, Two Bathroom Detached Property
- Recently Updated Throughout
- Countryside Views, Large Garden
- Entrance Hall, Utility, Bathroom
- Open Plan Kitchen/Dining/Living Room, Garden Room
- Three Double Bedrooms, Shower Room
- Large Covered Pergola, Summer House, Garage, Driveway Parking for 3-4 Vehicles
- Council Tax Band - D, Energy Rating - D



Brief Description

To the ground floor is a bright Hallway leading to a stylish Bathroom, a useful Utility Room, and a comfortable Double Bedroom. The heart of the home is the impressive Open- Plan Kitchen/Dining/Living Room, fitted with smart contemporary units, integrated appliances, peninsular breakfast bar and a cosy log burner to the Lounge. French doors open into the inviting Summer Room, which in turn flows out to a large covered Pergola-an ideal space for year- round entertaining.

Upstairs, the first floor provides a generous Principal Bedroom, a further smaller Double Bedroom, and a modern Shower Room.

The rear Garden is a standout feature, enjoying uninterrupted views across open fields. It offers a wide lawn, mature trees and shrubs, a patio seating area, and a charming summer house-perfect for relaxing or hobbies.

Location

The property is located to the edge of Shawbury, a large village with great access to the A53 for Shrewsbury, Market Drayton, and Telford.

In Shawbury itself there's a Primary School, Medical Centre, local Shops, Pub, Petrol Station and Vets Practice. Both Shrewsbury and Telford offer you an extensive choice of shops, cafes, cinemas and theatres.

Shawbury is also home to the RAF station which is the National training center for Helicopter Air Crew, Air Traffic Controllers and Flight Operations Personnel for all three services.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that all mains services and gas central heating are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002

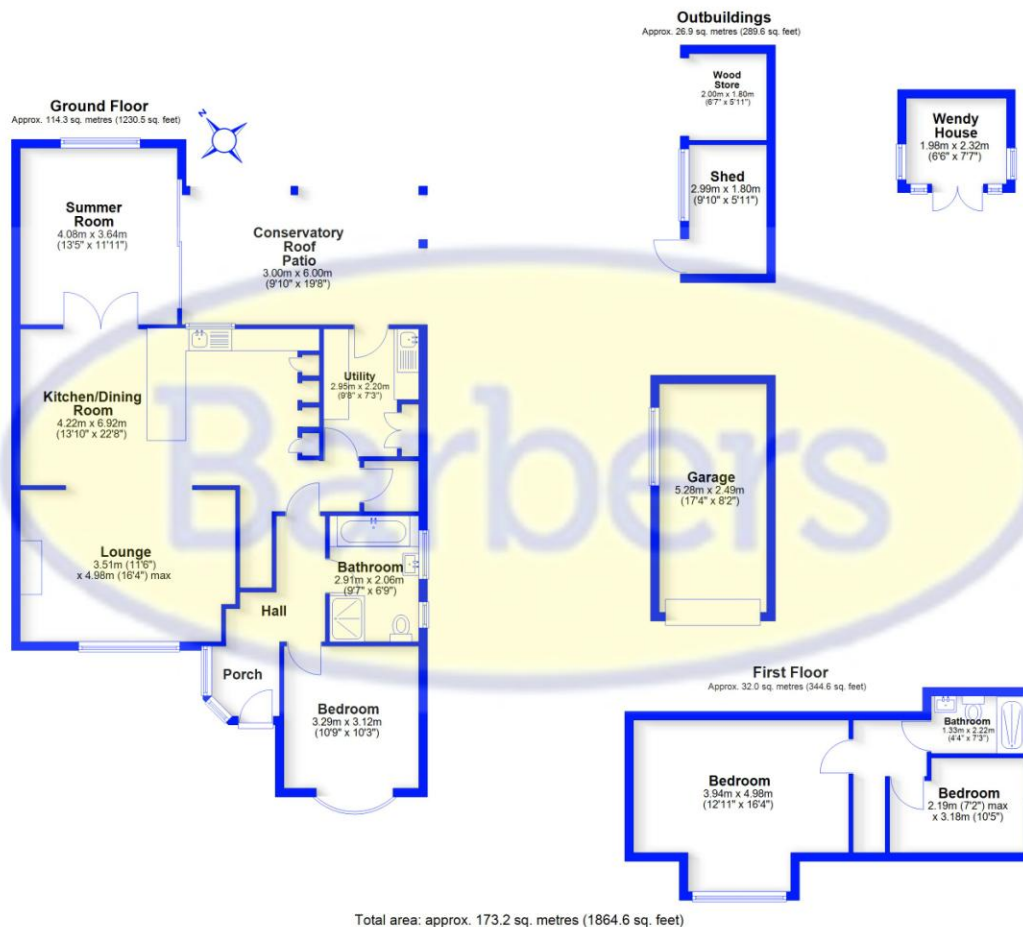
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From Market Drayton take the A53 straight over Tern Hill roundabout and approximately 5.3 miles after the Espley roundabout turn left on Mytton Lane where the property is on your left and can be identified by our For Sale sign. W3W: massaging.hydrant.notice

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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